

128.A

Map

0006

Block

0042.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 671,000 /

USE VALUE: 671,000 /

ASSESSED: 671,000 /

Total Card /

Total Parcel

671,000

671,000

671,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		WALNUT ST, ARLINGTON

Unit #: 42

Owner 1: CHIEN CHENG-HAO

Owner 2: WU HAI-YIN

Owner 3:

Street 1: 42 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

OWNERSHIP

Owner 1: CHIEN CHENG-HAO

Owner 2: WU HAI-YIN

Owner 3:

Street 1: 42 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JEWETT DAVID S & SARA J -

Owner 2: -

Street 1: 42 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Wood Shingle Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8322																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	668,000	3,000		671,000
Total Card	0.000	668,000	3,000		671,000
Total Parcel	0.000	668,000	3,000		671,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	414.20	/Parcel:	414.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	668,000	3000	.		671,000		Year end	12/23/2021
2021	102	FV	648,300	3000	.		651,300		Year End Roll	12/10/2020
2020	102	FV	707,700	3000	.		710,700	710,700	Year End Roll	12/18/2019
2019	102	FV	622,500	3000	.		625,500	625,500	Year End Roll	1/3/2019
2018	102	FV	550,400	3000	.		553,400	553,400	Year End Roll	12/20/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEWETT DAVID S	79130-244	1	11/12/2021		680,000	No	No		
KIMSEY HERBERT,	67196-313		5/4/2016		585,000	No	No		Master Deed 67126:432

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

